

The Aviary

**5 SERVICED BUILDING PLOTS FOR EXCLUSIVE SELF
BUILD HOMES IN SOUTH CAMBRIDGESHIRE**

CHRISHALL RD, FOWLMERE, ROYSTON SG8 7RY

Marketed by



**CUSTOM
BUILD HOMES**



Welcome to

The Aviary

A collection of five exclusive serviced building plots on the southern edge of Fowlmere, Cambridgeshire. Each plot offers the rare opportunity to design and build your own home within a setting that balances village charm, countryside views, and excellent connections to Cambridge and London





Why choose The Aviary?



Bespoke design for your lifestyle

Whether you're creating your long-term family home or a countryside retreat, you'll enjoy full control over the design and build process. Buyers are free to appoint their own architect and construction team, giving you maximum flexibility and autonomy from start to finish.



Fully serviced plots

All five plots at The Aviary are fully serviced, with essential utilities—including electricity, water, and telecommunications—provided to the boundary. This allows a straightforward start to your build, avoiding delays and minimising early infrastructure costs.



Prime location

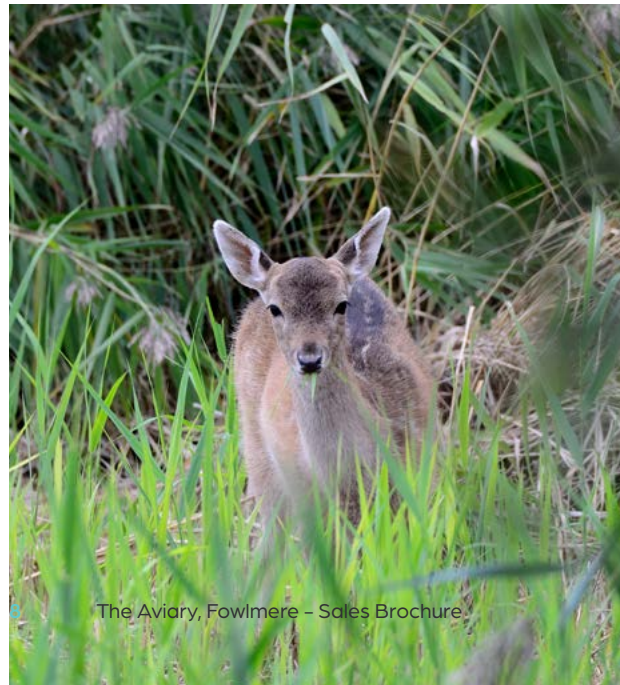
Fowlmere is a sought-after South Cambridgeshire village, offering the best of rural life while being just 8 miles from Cambridge. Surrounded by countryside and home to the renowned RSPB Nature Reserve, the village also benefits from excellent transport links, making it ideal for families, professionals, or downsizers seeking peace, privacy, and connectivity.

Local Area.

FOWLMERE, ROYSTON SG8 7RY

Fowlmere is a picturesque and historic village known for its strong community, countryside walks, and links to aviation heritage. It boasts a popular primary school, village hall, and welcoming pub (The Chequers), all within walking distance of the plots.

Nearby Royston provides a wider range of shops, supermarkets, and leisure facilities, while Cambridge, just 8 miles away, offers world-class culture, employment, and education. The nearby RSPB reserve adds to the charm, making The Aviary a location that blends nature, convenience, and quality of life.



The Aviary, Fowlmere – Sales Brochure

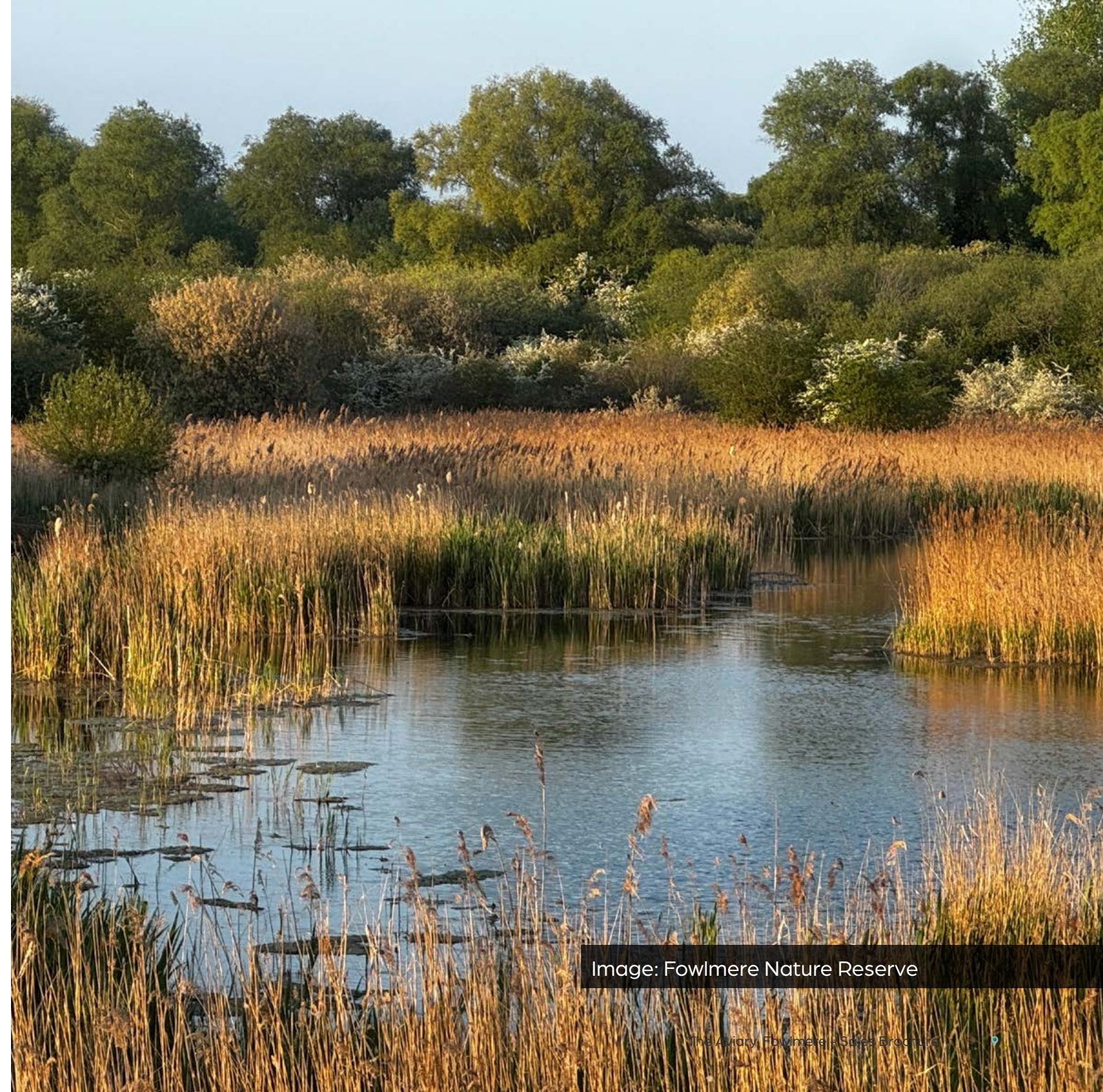


Image: Fowlmere Nature Reserve



Image: Stephen Perse Foundation School

Education.

EXCEPTIONAL LOCAL SCHOOLS

Families are well-served with both state and private education options nearby:

Fowlmere Primary School — village primary within walking distance

Meldreth and Foxton Primaries — well-regarded alternatives close by

Melbourn Village College — respected local secondary within catchment

Perse School, Stephen Perse Foundation, and St Mary's School, Cambridge — leading independent schools within 20 minutes

King's College School, Cambridge — prestigious independent day school with international reputation

The Leys School, Cambridge — historic boarding and day school

Transport Links.

PERFECTLY POSITIONED



Train:

Local Stations

- Foxton Station – approximately 2.5 miles (5-minute drive).
 - Meldreth Station – also about 2.5 miles (5-minute drive).
- Both provide convenient access for daily commuting.

Cambridge Connections

- From Foxton: Fast services reach Cambridge in as little as 10 minutes (average ~11 minutes).
- From Meldreth: Typical journey times are around 16–17 minutes.

London King's Cross Access

Direct services from both Foxton and Meldreth reach London King's Cross in around 51 minutes on the fastest trains. Royston provides a 37 minute service.



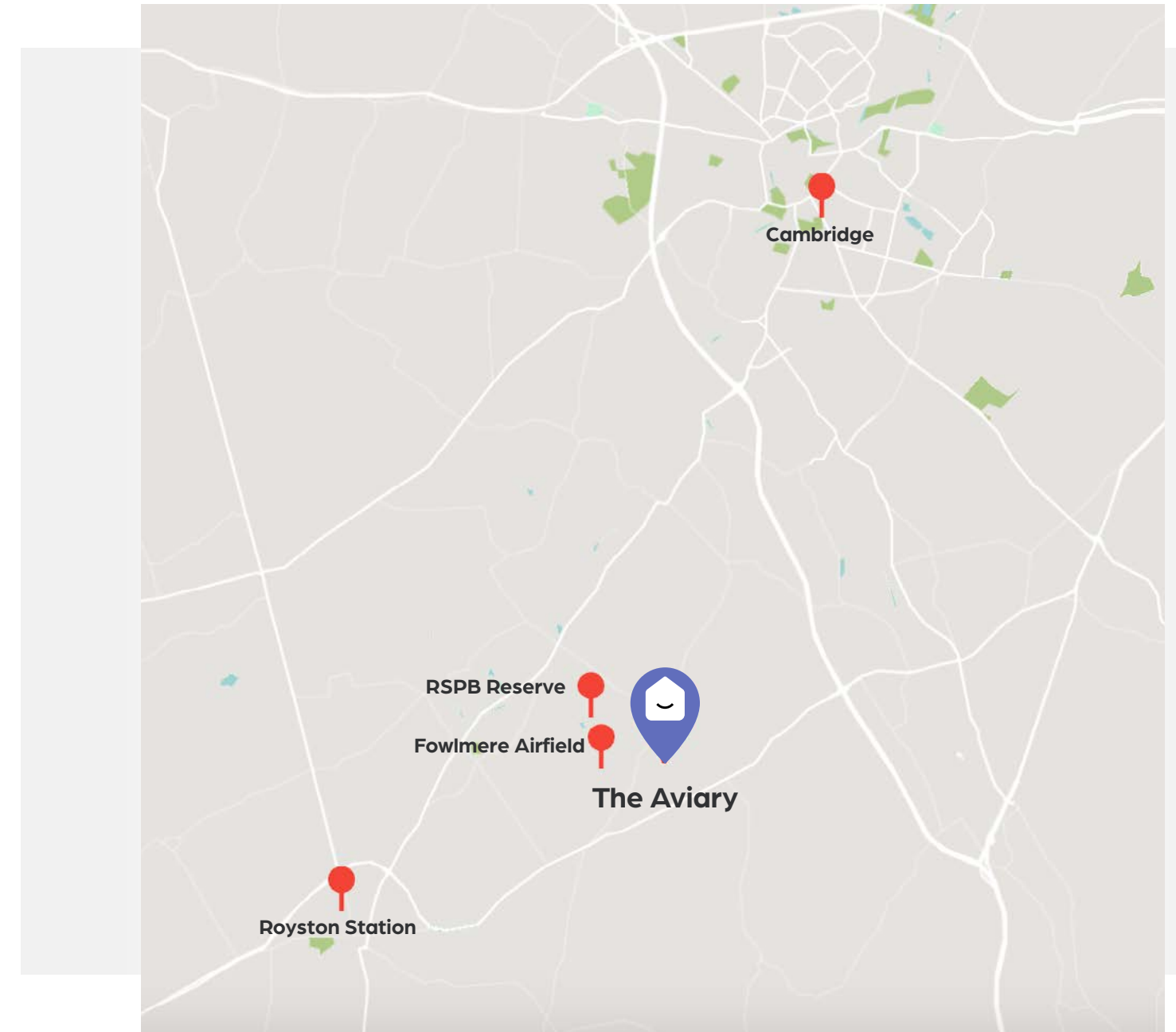
Airports:

- London Stansted (STN) – approx. 35 minutes by car
- London Luton (LTN) – approx. 40 minutes by car
- London Heathrow (LHR) – approx. 1 hour 15 minutes by car/train



Road:

Easy access to the A10 and M11, with Cambridge just 20 minutes and London reachable in under 1 hour 30 minutes.





The Site.

Nestled on the southern edge of Fowlmere, The Aviary is an exclusive opportunity to create your own countryside home on one of just five fully serviced plots. With outline planning permission already secured for generous detached houses, each plot offers the freedom to design and build a property that perfectly reflects your lifestyle.

This aerial image provides an indicative overview of The Aviary, with the site layout overlaid for context. It is designed to help you appreciate the scale, setting, and orientation of the plots within their natural surroundings.

Please note: this is a visual guide only. The exact plot boundaries, landscaping, and features may be subject to change as the development progresses.



Plot 1

The first plot off the newly created access road is a generously sized 324m² serviced plot with outline consent for a bespoke 5-bedroom home.

Plot Size	1618 m ² / 0.4 acres
Max House GIA*	325m ² (3,500sq ft)
Plot Price**	£550,000
Projected. Red Book Valuation***	£1,575,000



Plot 3

A generously sized 162m² serviced plot with outline consent for a bespoke 5-bedroom home, offering privacy and flexibility.

Plot Size	931 m ² / 0.2 acres
Max House GIA*	255m ² (2,750sq ft)
Plot Price**	£500,000
Projected. Red Book Valuation***	£1,300,000



Plot 2

A large 186m² centre plot with planning for a 5-bedroom custom home and ownership of the shared access road, ideal for those seeking additional space and future-proofed value.

Plot Size	931 m ² / 0.2 acres
Max House GIA*	255m ² (2,750sq ft)
Plot Price**	£500,000
Projected. Red Book Valuation***	£1,300,000



Plot 4

A larger 429m² corner plot with planning for a 5-bedroom custom home and ownership of the shared access road, ideal for those seeking additional space and future-proofed value.

Plot Size	2023 m ² / 0.5 acres
Max House GIA*	372m ² (4,000sq ft)
Plot Price**	£600,000
Projected. Red Book Valuation***	£1,700,000



Plot 5

A generously sized 486m² serviced plot with outline consent for a bespoke 5-bedroom home, offering privacy and flexibility.

Plot Size	2428 m ² / 0.6 acres
Max House GIA*	465m ² (5,000sq ft)
Plot Price**	£650,000
Projected. Red Book Valuation***	£2,000,000



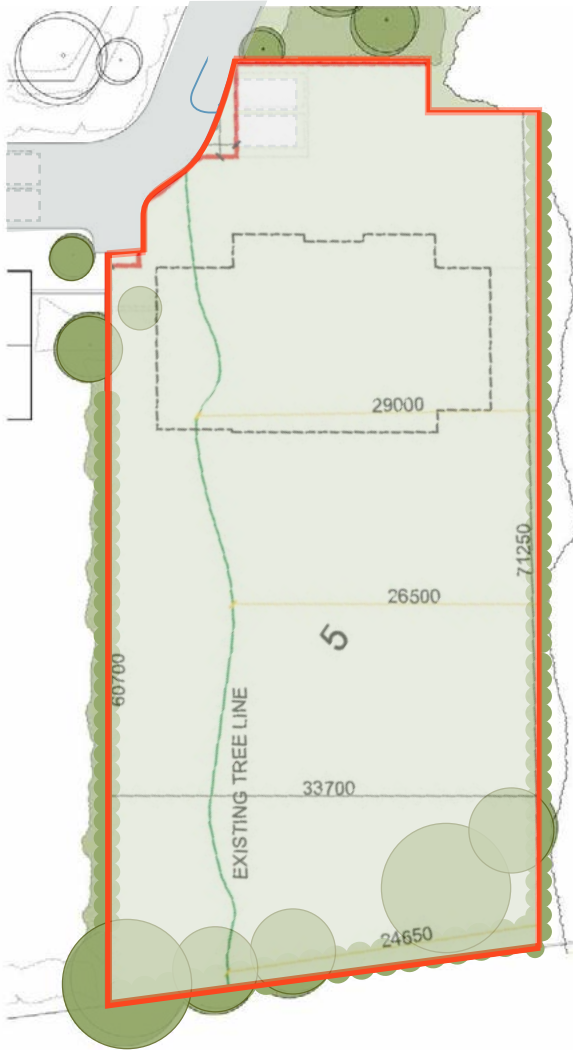
Ready to Explore the Details?

Every plot at The Aviary offers generous proportions and flexible potential. If you'd like more information on plot sizing, boundaries, or orientation, we'll be happy to provide detailed plans and guidance.

This is the first step in shaping your new home – and our team is here to support you throughout the journey.

Start a conversation today to discover how your ideas can take shape at The Aviary.

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A Home Designed for The Aviary

To help buyers visualise the scale and potential of a home at The Aviary, a full set of floorplans and elevations has been prepared for Plot 5. This design illustrates how a spacious, contemporary family home could sit comfortably within its surroundings, making the most of the generous plot size and countryside outlook.

The proposed house includes well-proportioned living areas, light-filled bedrooms, and flexible spaces for modern family life. It demonstrates the quality, scale, and lifestyle opportunities available to all purchasers at The Aviary.

Your choice:

1. Commission the Plot 5 house design directly, streamlining the process from concept to completion.

or

2. Work with your own architect to create a completely bespoke home, tailored to your personal requirements and preferences.

At The Aviary, the choice is yours — whether you want a ready-to-go design or the freedom to start from scratch.





Investment Benefits

Building your own home at The Aviary, Fowlmere offers clear financial advantages compared with purchasing a ready-built property of the same value – with the most significant saving being on Stamp Duty Land Tax (SDLT).

Significant Stamp Duty Savings

With a traditional home purchase, SDLT is charged on the full market value of the property. With custom and self-build, SDLT is only payable on the plot price, not the eventual value of the completed home. This allows buyers to retain more capital for design, specification, and finishes.

Example:

Plot 1 at The Aviary

Plot Price: £550,000

Projected Completed Value: £1,575,000

Stamp Duty on Plot Only: £17,500

Stamp Duty on Equivalent Finished Home: £102,750

Potential Stamp Duty Saving: £85,250

This saving, combined with the ability to design a home tailored exactly to your preferences, adds real value both financially and personally.

Build something *unique to you.*

STEP 1

Design your home, your way

At The Aviary, you have the freedom to choose your own architect and design team to create a bespoke home that fits your needs, lifestyle, and budget. Whether you come with a clear vision or need help shaping your ideas, CBH can introduce you to experienced architects who understand the site and local planning requirements. Together, you'll develop a design that brings your dream home to life and aligns with the site's planning framework.

STEP 2

Navigate planning with expert support

Once your design is ready, your architect will guide you through the detailed planning application process. CBH can recommend planning consultants with a track record of success in the region, helping ensure your submission complies with the outline planning consent and the Design and Access Statement..

STEP 3

Choose your builder with confidence

Buyers at The Aviary can appoint their own contractor or select from a shortlist of trusted, locally approved builders. CBH can support you in finding the right construction partner — one who offers transparent pricing, a reliable build schedule, and the quality of workmanship your new home deserves.

STEP 4

Tailor the details to your taste

Throughout the build, your chosen team will work with you to select internal finishes, materials, and features that reflect your individual style — from kitchens and bathrooms to flooring and lighting. This is your chance to create a home that is truly personal, inside and out.

STEP 5

Complete with confidence

Your appointed builder will be responsible for delivering all external and internal works, including landscaping, access, driveways, and boundary treatments in line with your approved plans. CBH can advise on best practices to ensure a cohesive finish across the development.

STEP 6

Final checks and move-in

As the build nears completion, your contractor will obtain the necessary sign-off from Building Control, and — where applicable — assist with VAT reclaims on eligible costs. Once everything is complete, you'll receive the keys to your new home at The Aviary, ready to move in and enjoy the lifestyle you've designed.

Financing Your Dream Home.

FLEXIBLE SOLUTIONS FOR YOUR SELF-BUILD JOURNEY

At The Aviary, we understand that financing your self-build home is a critical part of the process. That's why we're proud to partner with BuildStore Mortgage Services, the UK's leading specialist in self-build mortgages, to provide you with tailored financing solutions that meet your needs.

Why Choose BuildStore Mortgage Services?

With over 20 years of experience in the self-build market, BuildStore offers exclusive mortgage products specifically designed for self-builders, custom build, and renovation projects. Their flexible approach helps you manage cash flow and provides funding at every stage of your build—from purchasing your plot to finishing your dream home.



Key Benefits of a Self-Build Mortgage from BuildStore:



Guaranteed Stage Payments: Unlike traditional mortgages, self-build mortgages release funds in stages. This means you'll receive funds as you need them – whether it's for buying your plot, construction, or the final finishes.



Tailored to Your Project: BuildStore will work with you to create a financing plan that fits your unique project. With options for fixed or variable rates, interest-only or repayment plans, you'll find the perfect fit for your budget.



Cash Flow Management: With a self-build mortgage, you can unlock funds at key stages – giving you flexibility and control over your cash flow as your build progresses.



Expert Advice: BuildStore's mortgage advisers are specialists in self-build and custom build finance, ensuring that you get the right advice and the best deals to suit your individual circumstances.

Getting Started with BuildStore Mortgage Services:

1.

Initial Consultation: Speak with a BuildStore adviser to explore your options. Whether you're a first-time self-builder or experienced, their team will guide you through the best mortgage products available.

2.

Mortgage Approval: Once your financials are in place, BuildStore will help you secure the best mortgage for your project, with stage payments aligned to your build schedule.

3.

Ongoing Support: Throughout your build, BuildStore's team will be on hand to ensure that funds are released promptly, keeping your project on track.

4.

Site Insurance and Structural Warranty: BuildStore, via its subsidiary BuildStore Insurance Services Ltd. will provide advice on the most suitable Site Insurance and Structural Warranty for your project. These are necessary requirements to protect you, and your build.

Frequently asked questions

1. Can I use my own Architect and Builder?

Yes — buyers are free to appoint their own architect and builder for their custom home. Custom Build Homes (CBH) understands that many purchasers may already have trusted professionals in mind. However, for those who would like guidance, CBH can connect buyers with a network of experienced, pre-approved architects and builders familiar with the site and local planning context.

This flexible approach ensures you can build your home your way, while still benefiting from expert advice if needed. Whether you're starting from scratch or looking for recommendations, we're here to support you throughout the process.

2. How long will it take?

Your selected build team will support you with design, engineering and building. You should expect 12 months from breaking ground to moving in.

3. Can I get a mortgage to build my home?

Yes, we're supported by the UK's leading mortgage partner for custom and self-build finance, BuildStore. You can secure up to 90% LTV for your plot and build costs, subject to affordability and personal finances. We'll introduce you for a no commitment chat on request.

4. How do these mortgages work?

They operate similarly to traditional mortgages, except during the build, funds are released in stages as your home is constructed.

5. Are there any other financial benefits to building my own home?

Yes! There are several Government-backed incentives for self-builders, including VAT refunds for materials and services, and Stamp Duty Land Tax (SDLT) is only chargeable on the price of your plot. This can generate savings of c. £130,000 at The Aviary, when compared to buying a new home in the area.

6. How much will building my home cost?

Build costs are ultimately determined by the size, design complexity and specification of your new home. However, typical build costs of £2,200/m² – £2,700/m² should be expected for new homes at The Aviary, given their sizes and end values. Your selected build team will provide a fixed build cost based on your final house designs.

7. What is the potential resale value of a custom home?

Self-built homes or custom homes typically generate a higher resale value due to their bespoke nature and modern specifications making them more attractive to future buyers.

12. Are there any additional costs beyond the plot and build costs?

Yes, there are additional costs to consider beyond the purchase of the plot and the construction of your home. These may include design and planning fees, which your architect will guide you through.

If you plan to sell your current home to fund the build, you should also factor in the cost of alternative living arrangements during the construction period.

Your financial advisor will be able to explain your funding options and help you structure your finances throughout the build process.

10. How will the development integrate with the local community?

The approved Design & Access Statement for The Aviary has been designed to compliment and enhance the local area, fostering a sense of belonging amongst like-minded homeowners and their wider community.

11. What utilities are connected to my plot?

All necessary utilities are connected up to the boundary of each plot at The Aviary. These include high-speed telecoms, electricity, with increased load to power EV charging, water and foul drainage.

14. Can I visit the site?

Yes, get in touch with your Sales Advisor to arrange a viewing.

15. I am ready to go, what are the next steps?

Speak with your Sales Advisor at Custom Build Homes today. Choose your plot, complete the reservation form and pay the reservation fee. This will secure your plot while your solicitors progress the sale towards Exchange of Contracts, leaving you to begin designing your new home. Mortgage Advice is available upon request.

Important Information (Section 106 Agreement):

All plots at The Aviary are designated for self-build or custom-build homes under the Self-build and Custom Housebuilding Act 2015. Each dwelling must be occupied by the self/custom builder for a minimum of three years from first occupation (the "Protected Occupation Period"). Until this period has expired, plots may only be sold to individuals or associations registered on South Cambridgeshire District Council's Self-build Register

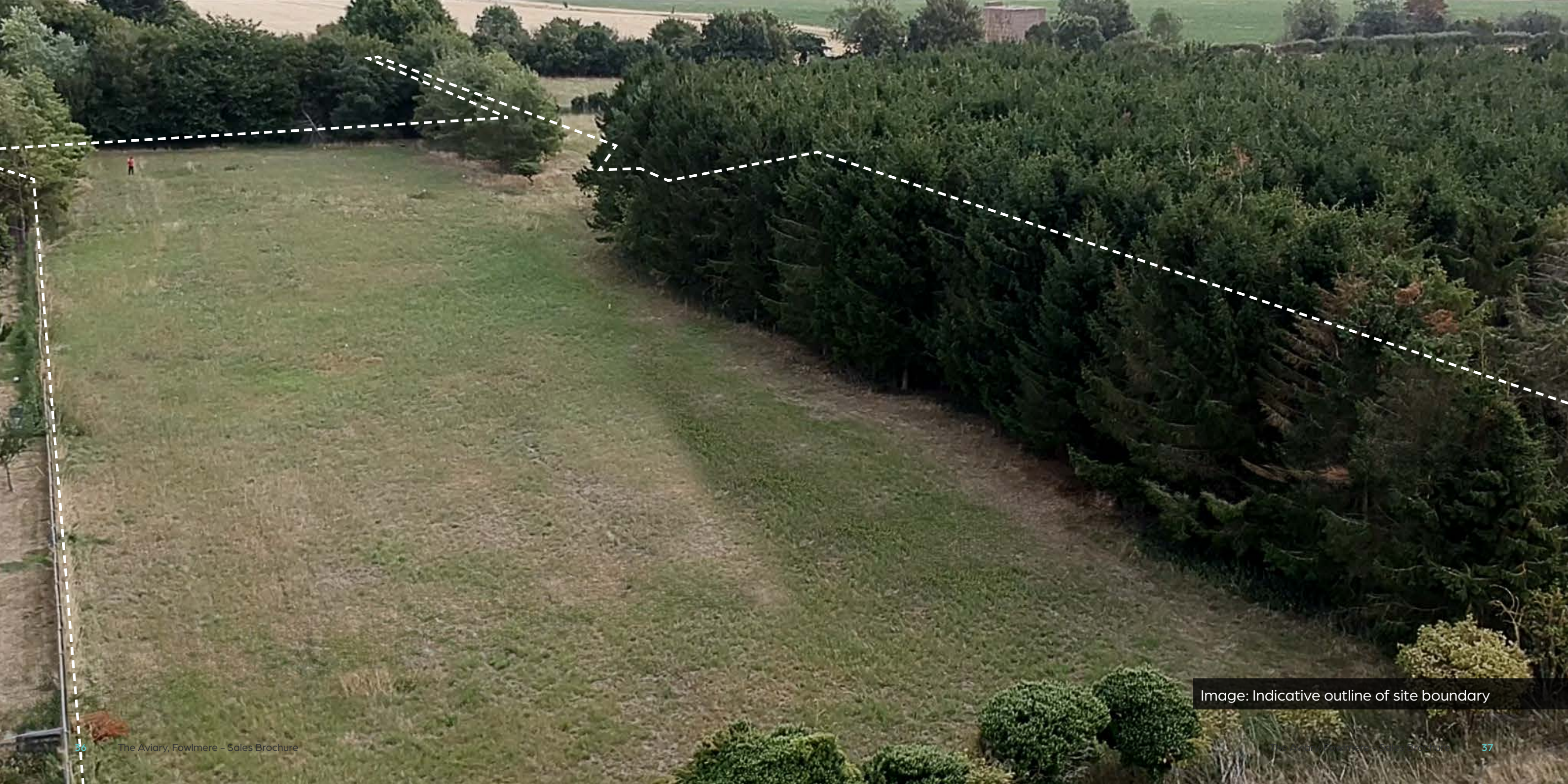


Image: Indicative outline of site boundary





Image: Indicative outline of site boundary

HOW TO RESERVE

Once you have selected your preferred plot, send a written offer email or letter and one of our sales team will be in touch to take you through the reservation process.

This includes an initial affordability check and a refundable reservation fee.

CONTACT INFO



**CUSTOM
BUILD HOMES**

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